



TO LET

Unit 28 The IO Centre
Armstrong Road
Woolwich
London
SE18 6RS

Refurbished Industrial Space
Approx. 589.65sq m – 6,347sq ft





Location

The property is located within the prestigious Royal Arsenal development in Woolwich which offers a high quality business environment in a riverside setting.

This modern Industrial unit sits within a wider development which provides excellent staff amenities including convenience stores, gym facilities, bars, restaurants and cultural offerings.

The location enjoys unrivalled road communications with easy access to the South Circular Road (A205), Woolwich Ferry and Blackwall Tunnel to the west and the M25 to the east.

The public transport options are the best in south London. The Woolwich Elizabeth Line station sits within the development; additionally mainline and Docklands Light Railway services are available a short walk away in the town centre. Uber Clipper services are available from the Royal Arsenal Pier. London City airport is easily accessible via DLR.

Description

Originally completed in 2004 in the second phase of industrial development the property comprise one of a pair of adjoining warehouse units of steel portal frame construction with steel profiled cladding.

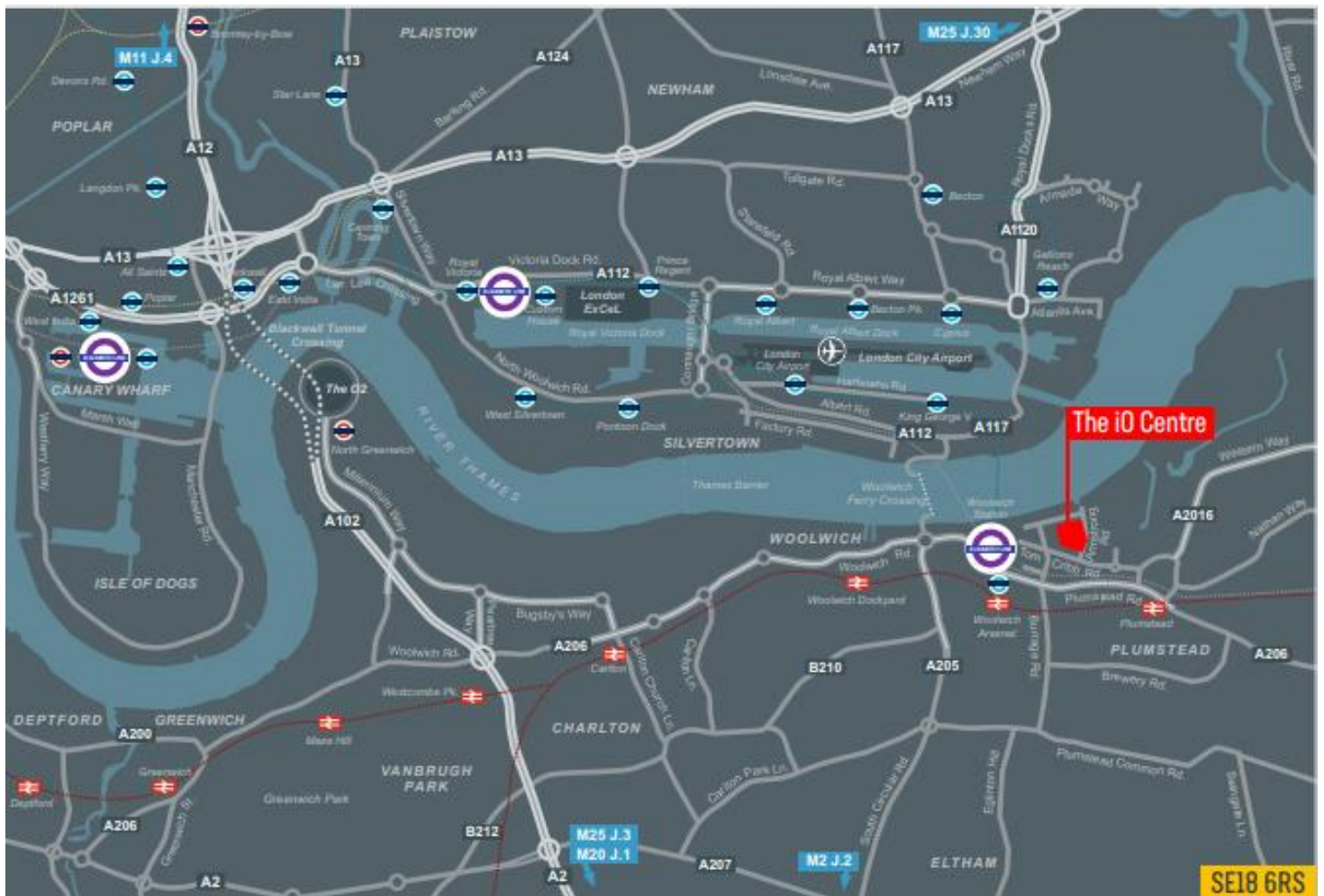
The units interconnect at ground and mezzanine level and easily combine for a single occupier but can also be self contained.

There is a generous yard/parking area to the front of the units which could be separately secured. The recent refurbishment works provide great flexibility for configuration and fit out which will optimise the occupiers use of the building.

Accommodation

The Gross Internal Floor areas are approximately as follows:

Ground floor	386,84sq m – 4,164sq ft
1st Floor	202,81sq m – 2,183sq ft
Total	589,65sq m – 6,347sq ft



Service Charge

A service charge is payable. Details upon application.

Property Use

The property is believed to have E class use.

Rent

£110,000 Per Annum Exclusive.

Business Rates

The combined properties are entered in the 2017 Rating List with a Rateable Value of £104,000. The 2023 Value is awaited.

Property Terms/Tenure

Available on a new FR&I lease for a term to be agreed.

VAT

VAT will be applicable upon rent and service charge.

EPC

The property has an EPC rating of B.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Viewings

Strictly by prior arrangement with sole agents on 0208 858 9303:

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